



DNRC Timber Appraiser



Appraisal Name	Black Mountain
Appraisal Type	Sale
Area Office	SWLO
Date	12/21/2015

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$12.56	\$86.69	Harvest Unit	320 Acres
FI Fee	\$3.29	\$22.72	Net Conversion	6.90 Tons/Mbf
			NWLO	\$25.13 /Mbf
			SWLO	\$22.72 /Mbf
			CLO	\$8.19 /Mbf
			EAST	\$2.00 /Mbf
Minimum Sale Value	\$172,172			
Estimated Sale Volume	13,708	Tons		
Total FI Payment	\$45,099.32			
5% Down Payment	\$8,609			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2015 - 3rd Qtr	Minimum Value
Ponderosa pine	11.9	13.5	\$453.32	\$1,031.59
Douglas-fir	1,900.6	13.2	\$372.75	\$164,759.49
Western larch			\$372.75	\$0.00
Lodgepole pine	13.7	7.9	\$339.86	\$1,187.63
White fir	0.9	7.0	\$351.88	\$78.02
White pine			\$575.39	\$0.00
Red cedar			\$1,012.38	\$0.00
White wood/other			\$339.86	\$0.00
Blue stained			\$308.24	\$0.00
Dead/dry	60.9	9.0	\$238.64	\$5,279.31
Total	1,988.0	12.3	\$369	\$172,336.04

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$12,427.00 Total	Tractor Yarding	900 Feet	100
Maintenance Costs	\$3,608.00 Total	Jammer Yarding	Feet	0
Slash Costs	\$0.00 Total	Skyline Yarding	Feet	0
		Unpaved Haul	4.0 Miles	
		Paved Haul	92.0 Miles	